9.3 Additions and Alterations to Other Buildings (Class B and Class C)

The majority of buildings in the Village are not considered Class A structures. The remaining buildings include Class B buildings which are also important contributors to the District character due to their architectural style, age, scale and massing. There are also Class C building which typically include the more modern buildings in the District. Buildings deserve some respect on their own terms, and it is not the intent of these Guidelines to ask newer buildings to pretend to be anything other than what they are. These guidelines should be used when considering alterations and additions to Class B and Class C buildings.

9.3.1 Class B Buildings

Guidelines

Principles

- The objective is to conserve and where appropriate, complementary alter, Class B buildings.
- Additions and alterations should respect, and be consistent with, the original design of the building.
- Original building proportions should be conserved

Additions

- The general guidelines in Section 9.2.5 for additions to Class A buildings apply to Class B buildings in terms of location, scale and building form.

Roof Features

- Original roof forms should be conserved and maintained
- The use of asphalt shingles in a colour that complements the architecture of the building is acceptable. Traditional shingle colours such as greys, blacks and browns are encouraged as these are commonly used in the District.
- The use of wood shingle roofs is acceptable.
- Not all new roofing material is necessarily appropriate for use in a Heritage District. The use of the following roofing materials is not supported: sheet metal roofs, clay tile roofs, and plastics and other synthetics.
- New roof vents, dormers, mechanical equipment, solar panels, skylights and satellite dishes should be located away from the public view and should be as inconspicuous as possible.
- The introduction of new chimneys should be complementary in design to original chimneys and to the architectural style of the building.
- Roof-top patios are not supported.

Exterior Wall Materials

- Existing brickwork on a Class B building should be conserved and maintained. See guidelines in section 9.2.4.2 for information on brick repairs and cleaning.
- The retention of traditional sidings such as stucco and wood cladding are strongly encouraged
- The use of non-traditional or modern materials such as cement fibre board, vinyl and aluminium, in configurations and profiles that complement the original design, is also acceptable. For example, 5" horizontal wooden siding on a Class B building could be replaced with 5" horizontal vinyl siding with a similar profile.

- Not all exterior wall materials are necessarily appropriate for use in a Heritage District because they are not typical of the local vernacular architecture. The use of the following materials is not supported: stone and artificial stone, concrete block and concrete brick, precast or poured concrete, terra cotta, and glazed tile.

Windows and Doors

- The retention of original or early wood windows and doors is strongly encouraged.
- The use of new wood windows in a renovation of an existing building or new wood windows for an addition is encouraged.
- The use of windows in a renovation of an existing building or new windows for an addition in other materials such as vinyl or aluminium is also acceptable.
- Notwithstanding the material of the windows, the shape, configuration and profile of the new window should complement or reflect the architectural design of the building. For example, a single hung sash window with 2/2 pane division on a Class B building should be replaced with a similar style of window, as opposed to a single pane casement window.
- Snap-in interior muntins or tape simulations are not supported.
- Do not alter original window and door openings to introduce modern stock sizes of windows as this practice can drastically alter the overall proportion and balance of the building.
- If additional windows or doors are required, introduce them on rear or other inconspicuous elevations.
- The replacement of newer windows and doors considered to be unsympathetic to the building is encouraged. Replacement windows and doors should complement or reflect the architectural design of the building.

Foundations

- Maintain original foundation material, if feasible.
- Avoid introducing the application of new surfaces or coatings that alter the appearance and character of the building (e.g. Artificial stone, glazed tiles)

Decorative Features

- Original or early decorative or architectural details/features should be retained.
- The introduction of new architectural or decorative features should be in keeping with the architectural style and period of the building, and typical of the local Thornhill vernacular.
- Whether or not shutters should be introduced on a Class B building should be based on the style of the building and any available physical and archival evidence.

Soffits and Fascia

- Materials that can be used include wood, cement fibre-board, aluminium and vinyl.

Colours

- The use of colours (paint, sidings, etc.) reflective of the construction period or style of the building is appropriate. Most paint companies offer a wide selection of appropriate colours in their heritage palette.
- All surfaces that were traditionally painted should remain painted.
- Painting brick surfaces is not supported.

Energy Conservation and Accessibility

- Any alterations related to energy conservation or improving accessibility for the disabled should be sensitive to the character defining features of Class B buildings.

Approval

- Generally, all exterior alterations in a designated Heritage District require a permit issued by the municipality. See Section 8.3 for details.
- Alterations to Class B buildings that are compliant with the policies and guidelines can be reviewed and approved by Heritage Section staff without having to be reviewed by Heritage Markham or Council.

9.3.2 Class C Buildings - Design Approaches

Additions and alterations to Class C buildings have an impact on their heritage neighbours and the overall streetscape. There are two design approaches that are appropriate to additions and alterations for such buildings in the Village.

9.3.2.1 Contemporary Alteration Approach

Ordinarily, a modern building should be altered in a way that respects and complements its original design. Interest in preservation of the modern architectural heritage is growing, and good modern design deserves the same respect as good design of the 19th century.

Guidelines

Principles

- Additions and alterations using this approach should respect, and be consistent with, the original design of the contemporary building.
- Many modern buildings are old enough to have already undergone renovations, which may not be in character with either the original design, or historic precedent. In such cases, the design of further new work should restore the architectural consistency of the whole.

Additions

- The general guidelines in Section 9.2.5 for additions to heritage buildings apply to additions to all buildings in the District in terms of location, scale, and building form.

9.3.2.1 Contemporary Alteration Approach cont'd

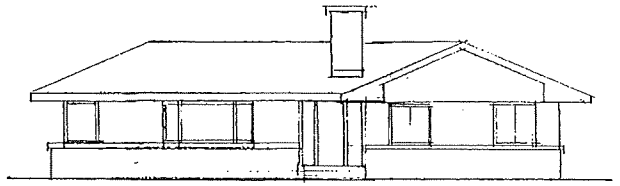
Windows

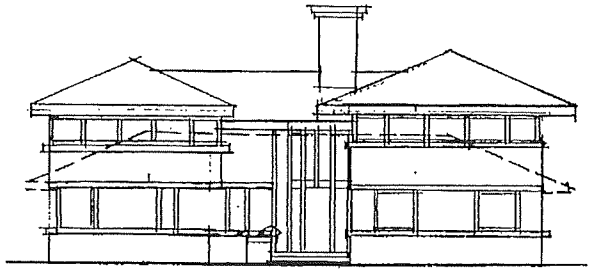
- The use of wood windows in a renovation of an existing building or new wood windows for an addition is encouraged.
- The use of windows in a renovation of an existing building or new windows for an addition in other materials such as vinyl or aluminium is also acceptable.
- Notwithstanding the material of the window: the shape, configuration and profile of the new window should complement or reflect the architectural design of the building.

Roof Materials

- The use of asphalt shingles in a colour that complements the architecture of the building is acceptable. Traditional shingle colours such as greys, blacks and browns are encouraged as these are commonly used in the District.
- The use of wood shingle roofs may be acceptable depending on the architectural style of the dwelling.
- Not all new roofing material is necessarily appropriate for use in a Heritage District. The use of the following roofing materials is not supported: sheet metal roofs, clay tile roofs, and plastics and other synthetics.
- New roof vents, dormers, mechanical equipment, solar panels, skylights and satellite dishes should be located away from the public view and should be as inconspicuous as possible.

A typical 1970s ranch bungalow.





The Contemporary Alteration approach used in putting on a second storey addition.

- The introduction of new chimneys should be complementary in design to the architectural style of the building.
- Roof-top patios are not supported

Wall Materials

- The retention or use of traditional materials and products such as clay brick and wood siding are encouraged.

- The use of non-traditional or modern materials such as cement fibre-board, vinyl and aluminium, in configurations and profiles that complement the original design, is also acceptable.
- Not all exterior wall materials are necessarily appropriate for use in a Heritage District because they are not typical of the local vernacular architecture. The use of the following materials is not supported: stone and artificial stone, concrete block and concrete brick, precast or poured concrete, terra cotta, and glazed tile.

Decorative Features

- The introduction of new architectural or decorative features should be in keeping with the architectural style and period of the building.
- Verandas and porches are supported; front yards decks are not.

Soffits and Fascia

- Appropriate materials include wood, cement fibre-board, aluminium and vinyl.

Colours

- The use of colours complementary to the character of the contemporary style of architecture or from a heritage palette available from most paint companies is considered appropriate.

Approval

- Generally, all exterior alterations in a designated Heritage District require a permit issued by the municipality. See Section 8.3 for details.
- Alterations to non-heritage buildings that are compliant with the policies and guidelines can be reviewed and approved by Heritage Section staff without having to be reviewed by Heritage Markham or Council.

9.3.2.2 Historical Conversion Approach

In some cases, a modern building may be altered in a way that gives it the appearance of an older building. A historical conversion should have the integrity of an historical architectural style. This approach means considerably more than sticking on a few pieces of historical decoration; it may require considerable new construction to achieve an appropriate appearance.

Guidelines

Additions and alterations using the Historical Conversion approach should rely on a local heritage style described and depicted in Section 9.1. Use of a style should be consistent in materials, scale, detail, and ornament. Refer to new construction guidelines in Section 9.4 for further guidance.

Principles

- Exact replication of the design of existing heritage buildings within the District is not supported.
- Avoid the introduction of a singular piece of historical decoration on a non-heritage building (i.e., a section of "gingerbread" trim).

Additions

- The general guidelines in Section 9.2.5 for additions to heritage buildings apply to additions to all buildings in terms of location, scale, and building form.

9.3.2.2 Historical Conversion Approach cont'd

- Although most additions should be modest in comparison to the original building, the Historical Conversion approach may call for substantial

Windows

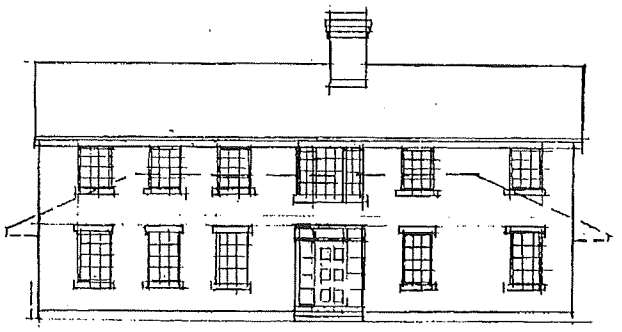
- The use of wood windows in a renovation of an existing building or new wood windows for an addition is encouraged.
- The use of windows in a renovation of an existing building or new windows for an addition in other materials such as vinyl or aluminium is also acceptable.
- Notwithstanding the material of the window: the shape, configuration and profile of the new window should complement or reflect the proposed historical architectural style of the building.

Roof Materials

- The use of wood shingle roofs is encouraged.
- The use of asphalt shingles in a colour that complements the architecture of the building is acceptable. Traditional shingle colours such as greys, blacks and browns are encouraged as these are commonly used in the District.
- Not all new roofing material is necessarily appropriate for use in a Heritage District. The use of the following roofing materials is not supported: sheet metal roofs, clay tile roofs, and plastics and other synthetics.
- Additions in front of and/or on top of the existing building
- New roof vents, dormers, mechanical equipment, solar panels, skylights and satellite dishes should be located away from the public view and should be as inconspicuous as possible.
- The introduction of new chimneys should be complementary in design to the architectural style of the building.
- Roof-top patios are not supported.

Wall Materials

- The retention or use of traditional materials and products such as clay brick and wood siding are encouraged.



The Historical Conversion approach used in putting a second storey addition on the same house above

9.3.2.2 Historical Conversion Approach cont'd

Wall Materials Cont'd

- The use of non-traditional or modern materials such as cement fibre board, vinyl and aluminium, in configurations and profiles that complement the proposed design of the building, is also acceptable.
- Not all exterior wall materials are necessarily appropriate for use in a Heritage District because they are not typical of the local vernacular architecture. The use of the following materials is not supported: stone and artificial stone, concrete block and concrete brick, precast or poured concrete, terra cotta, and glazed tile.

Decorative Features

- The introduction of new architectural or decorative features should be appropriate to the desired architectural style and period of the building.
- Verandas and porches are supported; front yard decks are not.
- Avoid the use of decorative features not typical of the local vernacular.

Soffits and Fascia

- Materials that can be used include wood, cement fibre board, aluminium and vinyl.

Colours

- The use of paint colours complementary to the proposed style of architecture or from a heritage palette available from most paint companies is considered appropriate.

Approval

- Generally, all exterior alterations in a designated Heritage District require a permit issued by the municipality. See Section 8.3 for details.
- Alterations to Class C buildings that are compliant with the policies and guidelines can be reviewed and approved by Heritage Section staff without having to be reviewed by Heritage Markham or Council.